



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 074-16  
1746 LA CORONILLA DRIVE  
MODIFICATION  
NOVEMBER 9, 2016

**APPLICATION OF JILL HORTON, AGENT FOR WILLIAM SKIDMORE, 1746 LA CORONILLA, APN 035-081-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE (MST2016-00371))**

The 6,940 square foot site is currently developed with a 2,130 square foot one-story single-family dwelling with an attached 380 square foot two-vehicle carport and a side attached patio cover. The proposed project is to demolish the patio cover and enclose a portion of the patio area to habitable space. The proposed total of 2,546 square feet is 87% of the maximum guideline floor-to-lot area ratio (FAR).

The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence and a new window opening within the required ten-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor nor in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 3, 2016.
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

- I. Approved the subject application making the following finding and determination that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition with a new window opening that encroaches into the eastern interior setback is appropriate because the proposed addition follows the line of the existing house and the addition and new window are not anticipated to adversely impact the adjacent neighbors.
- II. Said approval is subject to the condition that no windows or doors shall be located on the east exterior elevation of the laundry room.

This motion was passed and adopted on the 9<sup>th</sup> day of November, 2016 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Staff Hearing Officer at its meeting of the above date.

  
\_\_\_\_\_  
Jennifer Sanchez, Commission Secretary

  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
5. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Modification shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
  - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
    - i. an Issuance of a Certificate of Occupancy for the use, or;
    - ii. one (1) year from granting the approval.